

**Call to Order:**

The meeting was called to order at 7:40 p.m. Present were Chair, Joan Duff, members Jay Doherty, Eric Macaux, John McDonnell (arrived at 7:50 p.m.), Vincent Chiozzi, and associate member Lelani Loder (arrived at 7:42 p.m.); also present was Jacki Byerley, Planner.

Ms. Duff, Chair, disclosed that the meeting minutes are recorded and published online, any input from the audience (including their names and addresses) will be appear in the publish minutes, and all Board meetings are broadcast on television and available for viewing.

**197 Andover Street:**

The Board opened the public hearing on an application by Shane Marrion for a Special Permit for a Change in Parking Space Requirements located at 197 Andover Street. Ms. Byerley reviewed her memo to the Board dated May 17, 2012 including comments from the IDR conducted on May 8th, parking in the GB district, off-site parking. Ms. Byerley noted that there are 3 all day parking spaces on Dale Street and 4 - 2 hour parking spaces on Tewksbury Street and expressed safety concerns with the parking on Tewksbury Street. Ms. Byerley noted that that public safety and DPW had concerns regarding cars turning around on-site and the safety officer has agreed after the binder coat he will check to see if the handicapped area would be suitable to use as a turn around. She also noted that DPW wants the utilities shown on the plan. Ms. Byerley expressed safety concerns with pedestrians crossing Tewksbury Street to get to the site. Mr. Macaux expressed concern with pedestrian crossing at Dale Street and noted that a student waiting for a bus was hit there. The Board questioned the number of employees. Shane Marrion the owner/applicant stated the dentist office that approached him wants six stations. Mr. Marrion noted there is parking at the right side of the house which is empty during the day; he noted that he does not own the property but his work crew parks there. The Board discussed parking in the area and questioned the number of spaces that are available on average during the day. Mr. McDonnell noted the Board should look for solutions to the parking problems in the area to entice new businesses to the area. On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to continue the public hearing on an application by Shane Marrion for a Special Permit for a Change in Parking Space Requirements located at 197 Andover Street until June 12, 2012 at 8:00 p.m. **Vote:** Unanimous (5-0)

**600-800 Federal Street:**

The Board opened the public hearings that were continued from the May 8<sup>th</sup> meeting on an application by Leggatt McCall Properties, LLC for a Modification of a Definitive Subdivision (Woodland Park), a Modification of a Major Non-Residential Project, and a Special Permit for Watershed Protection Overlay District on property located at 600-800 Federal Street. The proposed modifications are to expand the existing building at 800 Federal Street from 160,860 gsf to 237,974 gsf. and to combine the lots of 600 and 800 Federal Street plus combine additional lots that front off Chandler Road and reconfigure the cul-de-sac. Ms. Duff noted that the Board has received and reviewed a letter from an abutter Mr. Caruso which will become part of the public record. Attorney Johnson representing the applicant handed out an aerial map of the area showing the residential neighborhoods, he also reviewed the site walk conducted on May 22<sup>nd</sup> and the grading near the residential neighbors. Ms. Byerley reviewed a GIS map of the area; she noted the light green shaded parts are owned by Conservation Commission and the

**600-800 Federal Street (cont.):**

parking lot buffering near the neighbors will not be touched. Attorney Johnson reviewed the open items from the previous meeting regarding the ownership of the emergency access and noted they are waiting for a response from Public Safety. He also discussed the dirt paths and noted there are no easements associated with the paths. Ms. Byerley noted that it depends on what type of gate that will be installed and public safety wants it on the public way. Mr. Giles Ham of Vanasse Associates representing the applicant gave an overview of the revised traffic impact assessment report dated May 9, 2012. Attorney Johnson noted that the applicant cannot commit to specific hours of operations. Susan Mohn of John Crowe Associates representing the applicant gave an overview of the proposed and existing walkways on-site. Attorney Johnson noted the applicant is in the process of obtaining a lighting study and noted the light posts will not be any higher than the existing lighting. Ms. Byerley noted that even through the building is vacant the exterior lighting is on at night. Attorney Johnson reviewed the landscaping and buffering near the neighbors will not change and noted they will increase the height of the netting at the driving range. Ms. Byerley reviewed the addition to the parking area and noted the vegetation will be removed and suggested a stockade fence in that area. William Gause, property owner and applicant of 600-800 Federal Street noted there will be 800 new employees and reviewed the anticipated occupancy date. He also noted the 1,333 parking spaces would allow for the ability to add new employee in the future. Ms. Mohn noted that revised plans have been sent to ESS group and DPW that incorporate their comments. Mr. Doherty expressed concern regarding the driving range and damage to vehicles parked in the parking area near the range and feels there should be some type of agreement concerning any damage. The Board discussed the driving range, fencing, and the parking area. Sarki Sarkisian of 159 Chandler Road owner of the driving range showed the Board where they find most of the golf balls on Federal Street property and noted when the trees are removed he is not sure where they will end up. Lisa Olsheskie of 3 Bedford Place expressed concerns regarding the hours of operation, the number of employee, headlight glare, is in favor of the pass through, site construction and questioned the traffic report. Mr. Gause noted the hours of operation are not 24 hours but normal office hours could range from 8 am to 6 pm. Ms. Byerley noted that the traffic study dated May 9, 2012 includes all the information the Board requested and she also noted that outside construction is Monday through Friday and Saturdays with Planning Board approval. Attorney Johnson noted that the open items that need to be addressed is lighting, ESS Group peer review and the fencing and noted abutter agreement should not be part of the conditions. Mr. Sarkisian questioned set back requirements from the driving range. Ms. Mohn noted the property was in residential use which requires 100' setbacks. Mr. Olsheskie questioned what has changed. Ms. Byerley noted there is no condition in the Board's previous decision that requires 100' set back but will follow up.

On a motion by Mr. Macaux seconded by Mr. Doherty the Board voted to continue the public hearings on an application by Leggatt McCall Properties, LLC for a Modification of a Definitive Subdivision (Woodland Park), a Modification of a Major Non-Residential Project, and a Special Permit for Watershed Protection Overlay District on property located at 600-800 Federal Street until June 12, 2012 at 8:15 p.m. **Vote:** Unanimous (5-0)

**Minutes:**

On a motion by Mr. Macaux seconded by Mr. McDonnell the Board voted to approve the minutes of April 11, 2012 as amended. **Vote:** Unanimous (5-0)

**Adjournment:**

Mr. McDonnell made a motion which was seconded by Mr. Doherty to move the Board go into executive session for confidential communications with town Counsel and to discuss litigation strategy to the lawsuit filed by Angelo Petrosino against the Board, that the Chair declare that such discussion In open session would be detrimental to the Town's litigation position and not to return to open session. **Vote:** Unanimous Ms. Loder yes, Mr. Macaux yes, Mr. Doherty yes, Mr. Chiozzi yes, Ms. Duff yes, and Mr. McDonnell yes.